



November 2, 2016

Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Metz-Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

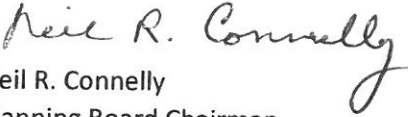
Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 2, 2016. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,


Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 2nd day of November 2016 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Lawrence Korzeniewski, Member
 Melvin Szymanski, Member

EXCUSED: Kristin McCracken, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
 Kevin E. Loftus, Town Attorney
 Matthew Fischione, Code Enforcement Officer
 Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Chair Connelly.

Minutes - A motion was made by Rebecca Anderson to approve the minutes from the October 19, 2016 Planning Board Meeting. Motion seconded by Melvin Szymanski and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST-NOVEMBER 2, 2016

- 11.02.01 Notice of SEQR review to be held 11/07/16.
- 11.02.02 SEQR response dated 10/24/16 from NYSDEC regarding Buffalo Suburban Church.
- 11.02.03 SEQR response dated 10/24/16 from NYSDEC regarding 455 Pleasant View subdivision.
- 11.02.04 SEQR response dated 10/24/16 from NYSDOT regarding Buffalo Suburban Church.
- 11.02.05 SEQR response dated 10/24/16 from NYSDEC regarding Buffalo Vascular.

Flag Lot Discussion

Matt Fischione and Kevin Loftus will meet to work on a Flag Lot Proposal. Anthony Gorski stated that perhaps flag lots may not need to be banned completely but a local law does need to be specific about what the Town does want and how it will fit into the Towns Master Plan. The Master Plan is in need of updating and a grant will be used to cover the cost of the updating.

PUBLIC HEARING SCHEDULED FOR 7:10P.M.

At 7:10p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for a preliminary plat plan approval for the proposed Seneca Place-two lot development consisting of two single family dwellings on the south side of Seneca Place.

NAME OF PERSON(S) ADDRESSING THE PLANNING BOARD ON THIS SUBJECT	Proponent/Opponent Comments/Questions
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No one addressed the Planning Board

At 7:11p.m. a motion was made by Melvin Szymanski to close the Public Hearing. Motion seconded by Joseph Keefe and unanimously carried.

ACTION ITEMS

SKETCH PLAN REVIEW-Project #3041, SUMMERFIELD FARMS, PART 8, LOCATED ON AVIAN WAY, SOUTH OF WILLIAM STREET. THE PROPOSAL IS FOR A SINGLE FAMILY PATIO HOME SUBDIVISION CONSISTING OF 55 LOTS.

Kenneth Zollitsch of Greenman-Pedersen Inc. and David DePaolo of Fairway Hills Development presented the Sketch plan. The property does have rezone approval from AR to MFR-3 and has been reduced from 72 lots to 55 lots. The road will be a private road and a Home Owners Association will maintain the remaining property to the east. This is the final phase of Summerfield Farms.

Engineering-The shaded area on the plan is a buffer impact area. The permit from the DEC is under review and the buffer impacts will need to be mitigated. The meadow area on the property will stay as a wet meadow and will not be changed. A bio retention area is to the west end of the site.

Design-The design of Part 8 is most similar to the Courtyard at the Meadows and has the same street width at 24' wide with 2' wide gutter curbs. Lots #9 & 10 are quite close to William Street and the overall layout is tighter to the road with smaller setbacks than in Summerfield Farms Phase 6. The concern was raised about Emergency services response to private roads with only one means of egress.

Landscape plan-A landscape plan will be submitted and landscaping will be included along William Street.

Traffic study- A traffic study was submitted in the 1990's which included approximately 200 additional lots.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the sketch plan with the following comments:

1. Rotate the northern cul de sac to the south and away from William Street
2. Submittal of landscape plan
3. Limit the size of the homes on Lots #9 & 10
4. One page summary of the previous traffic study

Motion seconded by Rebecca Anderson and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Excused
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

Other items discussed

The SEQR for Buffalo Suburban Church is scheduled on November 7, 2016.

The Negative Declaration and Site Plan for Basil Chevrolet were approved on November 1, 2016.

The Public Hearing for PM Peppermint is set for November 21, 2016.

The Mohawk Cell Tower will be on the Town Board Agenda November 21, 2016.

At 7:37p.m. a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.